

MICHAEL B. & AUDREY H. DAMZIG
VOL. 980 PG. 370
PARCEL No. 06-048000

"WARD NELSON"
VOL. 927 PG. 1179
PARCEL No. 06-120898
6.0000 ACRES

PARCEL "1"
3.1168 ACRES TOTAL
0.1998 ACRES IN R/W
HOUSE PARCEL

CONSOLIDATED
3.2001 ACRES TOTAL
0.1498 ACRES IN R/W

"WARD NELSON"
VOL. 927 PG. 1179
PARCEL No. 06-120898

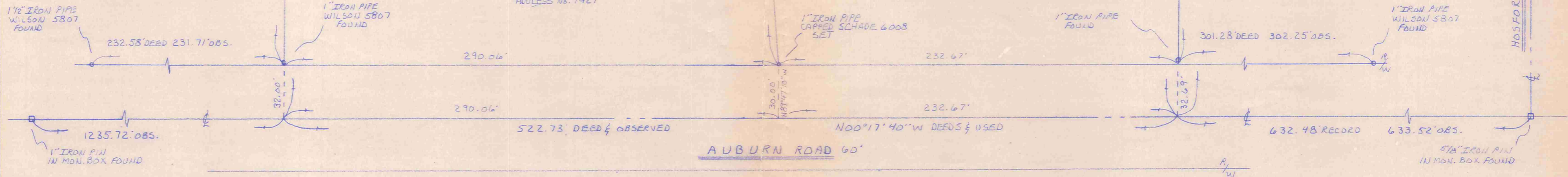
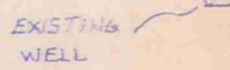
PARCEL "2"
VACANT PARCEL

2.8833 ACRES TOTAL
0.1602 ACRES IN R/W

PARCEL "3"
VACANT PARCEL
0.3660 ACRES

JAMES A. & PATRICIA A. BENEDICT
VOL. 1285 PG. 1040
PARCEL No. 06-056300

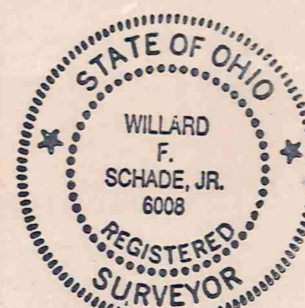
LINH NGUYEN & DEENA TRUONG
VOL. 1395 PG. 534
PARCEL No. 06-120224



RECEIVED
APR 1 2004

THIS SURVEY SATISFIES THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS
IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE.

Willard F. Schade Jr.
WILLARD F. SCHADE JR. PROFESSIONAL SURVEYOR No. 6008 DATE *March 7, 2004*



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 4/13/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

REVISED 2-27-2004

| | | |
|---|-------------|----------------------------|
| SCHADE SURVEYING COMPANY | | |
| 4043 ERIE STREET WILLOUGHBY, OHIO 44094 440-957-6454 | | |
| SCALE: 1" = 40' | APPROVED BY | DRAWN BY FSM |
| DATE: 2-13-2004 | | FB 105 DISK-NELSON, ZAK |
| LOT SPLIT AND LOT CONSOLIDATION SURVEY FOR: WARD NELSON 9427 AUBURN ROAD CHARDON TOWNSHIP GEAUGA CO., OHIO | | |
| PART OF LOT No. 16, TRACT No. 1 | | DRAWING NUMBER 04-1427 |

CHA00088
CHA00088

Vol. 1726-Pg. 2894

Nelson
Pick up Date
4-22-04
06-120898

Dagniz split parcel and Nelson parcel consolidated 6.3661 Acres File No. 04-1427

Situated in the Township of Chardon, County of Geauga and State of Ohio: and known as being a part of Lot No. 16 in Tract No. 1 in said Township and is bounded and described as follows:

Beginning at a 5/8-inch iron pin monument found at the intersection of the centerlines of Hosford Road and Auburn Road;

Thence North 00° 17' 40" West along the centerline of Auburn Road a distance of 633.52 feet to the northwest corner of land conveyed to Linh Nguyen and Deena Truong as recorded in Volume 1395, Page 534 of Geauga County Records of Deeds and the principal place of beginning of this description;

Thence continuing along said centerline North 00° 17' 40" West a distance of 522.73 feet to the southwest corner of land conveyed to M. B. & A. H. Danzig as recorded in Volume 980, Page 390 of Geauga County Records of Deeds;

Thence South 89° 47' 10" East along the south line of said Danzig land and passing through a L. Wilson #5807 one inch iron pipe found at 32.00 feet, a total distance of 500.00 feet to a L. Wilson #5807 one inch iron pipe found at a southwest corner of said Danzig land;

Thence South 06° 56' 58" East a distance of 526.80 feet to a one inch iron pipe set on the north line of land conveyed to J.A. & P. A. Benedict as recorded in Volume 1285, Page 1040 of Geauga County Records of Deeds;

Thence North 89° 47' 18" West along said north line and the north line of said Nguyen land and passing through a L. Wilson #5807 one inch iron pipe found at 61.00 feet and a one inch iron pipe found at 528.36 feet a total distance of 561.05 feet to the principal place of beginning of this description and contains 6.3661 acres of land of which 0.3660 acres are in the right of way, according to a survey in February, 2004 by Schade Surveying Company, Willard F. Schade Jr. Professional Surveyor 6008, be the same, more or less but subject to all legal highways. Bearings are based on the centerline of Auburn Road being North 00° 17' 40" West and are used to describe angles only. Previous Deed Volume 927, Page 1179 (6.0001 acres) and Volume 980, Page 390 (0.3660 acres) of Geauga County Records of Deeds.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK 4/22/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Willard F. Schade Jr.

